20+/- ACRE INDUSTRIAL SITE FOR SALE OR LEASE

Cut Street, Alton, IL 62002



COMMERCIAL REAL ESTATE SOLUTIONS 1173 Fortune Blvd., Shiloh, IL 62269 618,277,4400 BARBERMURPHY.COM Steve Zuber - CCIM, SIOR Principal Office: (618) 277-4400 (Ext. 13) Cell: (314) 409-7283 steve@barbermurphy.com



Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

AREA MAP & PROPERTY DESCRIPTION

CUT STREET, ALTON, IL 62002



PROPERTY DESCRIPTION

20 acres zoned industrial, fenced and rocked lot. All utilities to the site. Adjacent to Norfolk Southern Rail. Incentives available.Site is located near the Mississippi River and the Melvin Price Locks & Dam. Minutes from the Clark Bridge leading to the Missouri side of the river.

Frontage: 292' Depth: 1,618'



Adjacent Norfolk Southern Flat Topography



All Utilities to Site

Interstate 255



Incentives Available

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LAND PROPERTY SUMMARY

CUT STREET

LISTING #	2806		A SID
LOCATION DETAILS:			Allow Striktory
Parcel #:	23-1-08-18-00-000-019.003		Hullito
County:	IL - Madison		
Zoning:	Industrial	Contraction of the second	The second se
PROPERTY OVERVIEW:			
Lot Size:	20 Acres		
Min Divisible Acres:	20	A CASE A	CONSER. Ditichmani's Lingar
Max Contig Acres:	20		
Frontage:	292'	SALE INFORMATION:	
Depth:	1,618'	Sale Price:	\$600,000
Land Status:	Vacant	Price / Acre:	\$30,000
Topography:	Flat	\$/SF (Land):	\$0.69
Archeological:	No	Lease Rate:	\$950/per acre/per month
Environmental:	No	UTILITY INFO:	
Survey:	No	Water Provider:	City Served
TAX INCENTIVE ZONES		Water Location:	On Site
		Sewer Provider:	City Served
TIF District:	Yes	Sewer Location:	On Site
Enterprise Zone:	Yes	Gas Provider:	Ameren IL
Opportunity Zone:	No	Gas Location:	On Site
Foreign Trade Zone:	No	Electric Provider: Electric Location:	Ameren IL On Site
TRANSPORTATION:		PROPERTY DESCRIPTI	ON:
Interstate Access: Rail Access: Rail Line:	I-255 Adjacent Norfolk Southern	20 acres zoned industrial, fenced and rocked lot. All utilities to the site. Adjacent to Norfolk Southern Rail. Incentives available.	

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